

**SNAPSHOT of HOME Program Performance--As of 03/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Stockton

State: CA

PJ's Total HOME Allocation Received: \$32,636,792

PJ's Size Grouping\*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
<b>Program Progress:</b>			PJs in State:	92			
% of Funds Committed	90.97 %	91.11 %	42	91.92 %	47		43
% of Funds Disbursed	86.14 %	82.09 %	28	82.65 %	59		57
Leveraging Ratio for Rental Activities	2.43	5.72	59	4.67	26		31
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.27 %	1	81.09 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	95.25 %	62.86 %	12	68.72 %	97		94
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	53.20 %	77.58 %	80	79.93 %	5		6
% of 0-30% AMI Renters to All Renters***	16.73 %	40.22 %	73	44.94 %	5		8
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	93.61 %	92.30 %	59	94.87 %	22		24
<b>Overall Ranking:</b>			In State:	33 / 92	Nationally:	37	42
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$26,280	\$32,812		\$25,717	532	Units	61.30 %
Homebuyer Unit	\$38,877	\$20,065		\$14,669	187	Units	21.50 %
Homeowner-Rehab Unit	\$65,984	\$26,734		\$20,391	149	Units	17.20 %
TBRA Unit	\$0	\$2,804		\$3,201	0	Units	0.00 %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Stockton CA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$57,423	\$113,758	\$73,168
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

**CHDO Operating Expenses:**  
(% of allocation)

PJ: 0.3 %  
National Avg: 1.1 %

**R.S. Means Cost Index:** 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">17.7</span>	<span style="border: 1px solid black; padding: 2px;">18.1</span>	<span style="border: 1px solid black; padding: 2px;">26.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">17.1</span>	<span style="border: 1px solid black; padding: 2px;">18.1</span>	<span style="border: 1px solid black; padding: 2px;">16.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">19.9</span>	<span style="border: 1px solid black; padding: 2px;">16.5</span>	<span style="border: 1px solid black; padding: 2px;">28.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Elderly:	<span style="border: 1px solid black; padding: 2px;">8.0</span>	<span style="border: 1px solid black; padding: 2px;">4.4</span>	<span style="border: 1px solid black; padding: 2px;">47.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">11.8</span>	<span style="border: 1px solid black; padding: 2px;">5.5</span>	<span style="border: 1px solid black; padding: 2px;">4.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">30.9</span>	<span style="border: 1px solid black; padding: 2px;">22.0</span>	<span style="border: 1px solid black; padding: 2px;">14.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">38.6</span>	<span style="border: 1px solid black; padding: 2px;">51.1</span>	<span style="border: 1px solid black; padding: 2px;">18.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">5.4</span>	<span style="border: 1px solid black; padding: 2px;">4.4</span>	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">2.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">17.9</span>	<span style="border: 1px solid black; padding: 2px;">2.7</span>	<span style="border: 1px solid black; padding: 2px;">3.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>ETHNICITY:</b>									
Hispanic	<span style="border: 1px solid black; padding: 2px;">29.9</span>	<span style="border: 1px solid black; padding: 2px;">56.0</span>	<span style="border: 1px solid black; padding: 2px;">32.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">17.9</span>	<span style="border: 1px solid black; padding: 2px;">14.3</span>	<span style="border: 1px solid black; padding: 2px;">40.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Section 8:	<span style="border: 1px solid black; padding: 2px;">10.6</span>	<span style="border: 1px solid black; padding: 2px;">6.0</span> <sup>#</sup>		
2 Persons:	<span style="border: 1px solid black; padding: 2px;">23.1</span>	<span style="border: 1px solid black; padding: 2px;">15.9</span>	<span style="border: 1px solid black; padding: 2px;">22.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>			
3 Persons:	<span style="border: 1px solid black; padding: 2px;">20.3</span>	<span style="border: 1px solid black; padding: 2px;">17.0</span>	<span style="border: 1px solid black; padding: 2px;">14.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">14.5</span>			
4 Persons:	<span style="border: 1px solid black; padding: 2px;">15.1</span>	<span style="border: 1px solid black; padding: 2px;">20.9</span>	<span style="border: 1px solid black; padding: 2px;">9.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	No Assistance:	<span style="border: 1px solid black; padding: 2px;">74.9</span>			
5 Persons:	<span style="border: 1px solid black; padding: 2px;">9.4</span>	<span style="border: 1px solid black; padding: 2px;">17.0</span>	<span style="border: 1px solid black; padding: 2px;">4.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
6 Persons:	<span style="border: 1px solid black; padding: 2px;">5.0</span>	<span style="border: 1px solid black; padding: 2px;">6.6</span>	<span style="border: 1px solid black; padding: 2px;">4.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
7 Persons:	<span style="border: 1px solid black; padding: 2px;">2.8</span>	<span style="border: 1px solid black; padding: 2px;">3.8</span>	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">6.4</span>	<span style="border: 1px solid black; padding: 2px;">4.4</span>	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				<span style="border: 1px solid black; padding: 2px;">3</span>

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Stockton

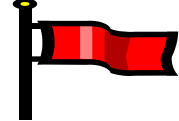
State: CA

Group Rank: 37  
(Percentile)

State Rank: 33 / 92 PJs

Overall Rank: 42  
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	95.25	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	53.2	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	93.61	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.11	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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